

Prepared by and Return To:

0926218MS

Nationwide Trustee Services, Inc.

1587 Northeast Expressway

Atlanta, GA 30329

770-234-9181

INDEXING INSTRUCTIONS: Lot 74, Alexander Place, Section 22, Township 1 South, Range 6 West, DeSoto County, Mississippi.

**SUBSTITUTION OF TRUSTEE**

WHEREAS, on March 30, 2006, Cheryl T Edwards, executed a Deed of Trust to Lem Adams III, Trustee for the use and benefit of Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for WMC Mortgage Corp., its successors and assigns which Deed of Trust is on file and of record in the office of the Chancery Clerk of De Soto County, Mississippi, in Deed of Trust Record Book 2443, Page 242 thereof; describing the following property:

Lot 74, Alexander Place, located in Section 22, Township 1 South, Range 6 West, DeSoto County, Mississippi, as recorded in Plat Book 87, Pages 22-23, in the office of the Chancery Clerk of DeSoto County, Mississippi.

WHEREAS, the undersigned is the present holder and beneficiary of the deed of trust; and

WHEREAS, under the terms of said Deed of Trust the beneficiary or any assignee is authorized to appoint a Trustee in the place and stead of the original Trustee or any successor Trustee in said Deed of Trust; and

Should the undersigned become the last and highest bidder at the foreclosure sale, the Substitute Trustee is hereby authorized to transfer and assign said bid to convey title to said foreclosed property to the **U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-WMC2, Asset Backed Pass-Through Certificates, Series 2006-WMC2**, its successors and assigns. The statement in the Substitute Trustee's Deed that the undersigned has requested the transfer of its bid to Grantee(s) in the Substitute Trustee's Deed shall be binding on the undersigned and conclusive evidence in favor of the assignee or other parties thereby, and that the Substitute Trustee is duly authorized and empowered to execute same.

NOW THEREFORE, the undersigned does hereby appoint and substitute **Nationwide Trustee Services, Inc.**, as Trustee in said Deed of Trust, the said **Nationwide Trustee Services, Inc.**, to have all the rights, powers and privileges of the Trustee named in said Deed of Trust.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed on this the 22 day of January, 2010. ✓

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR J.P. MORGAN MORTGAGE  
ACQUISITION TRUST 2006-WMC2, ASSET BACKED  
PASS-THROUGH CERTIFICATES, SERIES  
2006-WMC2

By: [Signature]  
Whitney K. Cook  
Its Assistant Secretary

POWER OF ATTORNEY  
ATTACHED AS EXHIBIT A

STATE OF Ohio  
COUNTY OF Franklin

I Wenona S. Church, a Notary Public in and for said State and County hereby certify that Whitney K. Cook who is Assistant Secretary, respectively of Chase Home Finance LLC, Attorney in Fact for **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-WMC2, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-WMC2**, a corporation signed the foregoing conveyance with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as attorney in fact on this day.

Given under my hand this 22 day of Jan, 2010. ✓

[Signature]  
NOTARY PUBLIC

My Commission Expires:  
\_\_\_\_\_



Wenona S. Church ✓  
Notary Public, State of Ohio  
My Commission Expires  
09-26-12

RECORDING REQUESTED BY:

Exhibit A

Chase Home Finance  
REO Dept-#665  
10790 Rancho Bernardo Rd  
San Diego CA 92127

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# LIMITED POWER OF ATTORNEY

U.S. Bank National Association ("U.S. Bank"), a national banking association organized and existing under the laws of the United States of America, 209 South LaSalle Street, 3<sup>rd</sup> Fl, Chicago IL 60604, as trustee, hereby constitutes and appoints Chase Home Finance LLC, and in its name, aforesaid Attorney-In-Fact, by and through any of officer appointed by the Board of Directors of Chase, to execute and acknowledge in writing or by facsimile stamp all documents customarily and reasonably necessary and appropriate for the tasks described in the items (1) through (4) below; provided however, that the documents described below may only be executed and delivered by such Attorneys-In-Fact if such documents are required or permitted under the terms of the Pooling and Servicing Agreement dated as of June 1, 2006, among J.P. Morgan Acceptance Corporation I, as Depositor, J. P. Morgan Mortgage Acquisition Corp., as Seller, Chase Home Finance LLC, as Servicer, U.S. Bank National Association, as Trustee and Pentalpha Surveillance LLC, as Trust Oversight Manager to JPMMAC 2006-WMC2 Asset Backed Pass-Through Certificates, Series 2006-WMC2 and no power is granted hereunder to take any action that would be adverse to the interests of the Trustee of the Holder. This Power of Attorney is being issued in connection with Chase's responsibilities to service certain mortgage loans (the "Loans") held by U.S. Bank in its capacity as Trustee. These Loans are comprised of Mortgages, Deeds of Trust, Deeds to Secure Debt and other forms of Security instruments (collectively the "Security Instruments") and the Notes secured thereby.

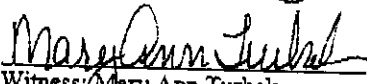
1. Demand, sue for, recover, collect and receive each and every sum of money, debt, account and interest (which now is, or hereafter shall become due and payable) belonging to or claimed by U.S. Bank National Association, and to use or take any lawful means for recovery by legal process or otherwise.
2. Transact business of any kind regarding the Loans, and obtain an interest therein and/or building thereon, as U.S. Bank National Association's act and deed, to contact for, purchase, receive and


- take possession and evidence of title in and to the property and/or to secure payment of a promissory note or performance of any obligation or agreement.
- 3. Execute bonds, notes, mortgages, deeds of trust and other contracts, agreements and instruments regarding the Borrowers and/or the Property, including but not limited to the execution of releases, satisfactions, assignments, and other instruments pertaining to mortgages or deeds of trust, and execution of deeds and associated instruments, if any, conveying the Property, in the interest of U.S. Bank National Association.
  - 4. Endorse on behalf of the undersigned all checks, drafts and/or other negotiable instruments made payable to the undersigned.

Witness my hand and seal this 30th day of September 2008.

(SEAL) NO CORPORATE SEAL

  
Witness: Erika Forshtay

  
Witness: Mary Ann Turbak

  
Attest: Nancie J. Arvin

U.S. Bank National Association, as  
Trustee for JP Morgan Mortgage Acquisition  
Trust 2006-WMC2 (JPMMAC 2006-WMC2)

By   
Melissa A. Rosal, Vice President

By   
Patricia M. Child, Vice President

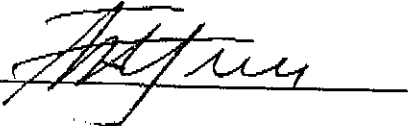
FOR CORPORATE ACKNOWLEDGMENT

State of Illinois

County of Cook

On this 30th day of September 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Melissa A. Rosal and Patricia M. Child, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument both as Vice Presidents of the corporation that executed the within instruments, and known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledge to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Signature 

(NOTARY SEAL)

My commission expires: 1/17/2011

